



Minutes for: 11/04/2025
Adopted: 01/20/2026

Minutes of a Regular Meeting of the City of Madera Planning Commission

November 4, 2025
6:00 pm

Council Chambers
City Hall

CALL TO ORDER: The meeting was called to order at 6:00 pm.

ROLL CALL:

Present: Chairperson Robert Gran Jr.
Vice Chairperson Ramon Lopez
Commissioner Jose Eduardo Chavez
Commissioner Saim Mohammad
Commissioner Tim Riche

Absent: Commissioner Balwinder Singh
Commissioner Abel Perez

Staff Present: Community Development Director, Will Tackett Legal Counsel, Michael Huston
Associate Planner, Adi Rueda Recording Secretary, Brandi Garcia
City Engineer, Keith Helmuth Assistant City Engineer, Raquel Rios

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: None

PUBLIC COMMENT:

The first 15 minutes of the meeting are reserved for members of the public to address the Commission on items which are within the subject matter jurisdiction of the Commission. Speakers shall be limited to three minutes. Speakers will be asked, but are not required, to identify themselves and state the subject of their comments. If the subject is an item on the Agenda, the Commission has the option of asking the speaker to hold the comment until the hearing is opened. The Commission is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the Commission does not respond to public comment at this time.

PUBLIC HEARING ITEMS:

1. CUP 2025-03 & SPR 2025-06 – El Toro Iron and Metal Recycling Processing Facility (Report by Adi Rueda)

Recommendation: Conduct the hearing and;

- a. Move to refer the item back to staff and/or continue the public hearing to a future Commission meeting of a date certain with direction to staff to:
 - i. Return with a Resolution of the City of Madera Planning Commission, and conditions of approval for purposes of approving the project based on specified findings (Commission to articulate reasons for approval); or
 - ii. Return with a Resolution of the City of Madera Planning Commission denying the project based on specified findings (Commission to articulate reasons for denial); or
 - iii. Return with an updated staff report for final consideration by the Commission which is consistent with the Commission's direction (Commission to specify the date and reasons for continuance).

COMMISSIONER SINGH MOVED TO APPROVE MOITON 2C AS RECOMMENDED BY STAFF. COMMISSIONER MOHAMMAD SECONDED THE MOTION WHICH CARRIED UNANIMOUSLY.

2. CUP 2025-12 & SPR 2025-20 – Massage Therapy (Report by Adi Rueda)

Recommendation: Conduct the hearing and;

- a. Adopt a Resolution of the Planning Commission of the City of Madera determining the project is Categorically Exempt pursuant to Sections 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approving Conditional Use Permit 2025-12 and Site Plan Review 2025-20, subject to the findings and conditions of approval.

COMMISSIONER SINGH MOVED TO APPROVE MOTION 1. SECONDED BY COMMISSIONER MOHAMMAD, THE MOTION CARRIED UNANIMOUSLY.

ADMINISTRATIVE REPORTS: None

COMMISSIONER REPORTS:

COMMISSIONER GRAN REQUESTED STAFF TO WORK WITH OTHER DEPARTMENTS REGARDING MASSAGE PARLORS AND POSSIBLY DO A WORKSHOP OR SOMETHING.

MR. TACKETT RESPONDED THAT STAFF FEELS IF THE INTENT IS TO REGULATE THESE BUSINESSES AND PROVIDE CODE THE TOOLS TO DO THAT THEN CODIFIED REGULATIONS ARE THE WAY TO GO. THE QUESTION WOULD THEN BE, DO YOU WANT A WORKSHOP WITH WHAT WE FOUND IN OTHER ORDINANCES OR BRING A RESO FOR ADOPTION TO INITIATE A TEXT AMENDMENT.

COMMISSIONER GRAN SAID HE WOULD PREFER TO JUMP RIGHT TO THE TEXT AMENDMENT.

MR. TACKETT SAID THEY COULD DO BOTH, SCHEDULE A WORKSHOP AND THEN FOLLOWING AT THE SAME MEETING PRESENT A RESOLUTION.

COMMISSIONER GRAN SAID HE WOULD LIKE THAT.

MR. HUSTON, LEGAL COUNSEL SAID YES BUT LET'S NOT GET TOO INTO IT TONIGHT. WE CAN HAVE THE FULL DISCUSSION AT A FURHTER MEETING. IT'S JUST NOT AN ITEM ON THE AGENDA TONIGHT SO LET'S NOT GET TOO FAR INTO IT.

COMMISSIONER BALWINDER SAID HE WAS AT THE HALLOWEEN STORE A COUPLE NIGHTS AGO. EVERYWHERE HE STEPPED IN THE PARKING LOT WAS GARBAGE. CODE ENFORCEMENT NEEDS TO GO OUT THERE. IT WAS FILTHY.

ADJOURNMENT: 5:59 pm

A handwritten signature in black ink, appearing to read "Robert V. Gran", written over a horizontal line.

Robert Gran Jr.
Planning Commission Chairperson

A handwritten signature in blue ink, appearing to read "Brandi Garcia", written over a horizontal line.

MINUTES PREPARED BY:
Brandi Garcia, Administrative Assistant / Recording Secretary